

1 [Adoption of Findings Related to Conditional Use Authorization - 3400 Laguna Street]

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3 **Motion adopting findings in support of the Board of Supervisors' disapproval of**
4 **Planning Commission Motion No. 21727, approving a Conditional Use Authorization,**
5 **identified as Planning Case No. 2022-009819CUA, for a proposed project at 3400**
6 **Laguna Street; and the Board's approval of a Conditional Use Authorization for the**
7 **same Planning Case and property with a revision to the findings, and adopting findings**
8 **of consistency with the General Plan, and the eight priority policies of Planning Code,**
9 **Section 101.1.**

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11 WHEREAS, The project (Project) at 3400 Laguna Street (Assessor's Parcel Block No.
12 0471, Lot No. 003, within the RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X
13 Height and Bulk Districts) identified in Planning Case No. 2022-009819CUA, proposes to
14 amend an existing Planned Unit Development (PUD) to allow the demolition of two of the five
15 existing buildings (the Perry Connector and the Health Care Center) and construct two new
16 buildings (the Bay Building and the Francisco Building) in the same locations as the
17 demolished structures, renovate two of the other existing buildings, and make improvements
18 to the Julia Morgan building; the project will add approximately 58,380 square feet of
19 institutional use and increase the number of residential care suites from 86 to 109; and

20 WHEREAS, The Planning Commission, through its Motion No. 21726, dated April 17,
21 2025, certified a Final Environmental Impact Report for the Project, and on June 17, 2025, the
22 Board of Supervisors affirmed the Final Environmental Impact Report for the Project; and

23 WHEREAS, On April 17, 2025, the Planning Commission found the Project consistent
24 with the General Plan, and the eight priority policy findings of the Planning Code, Section
25

1 101.1, for the reasons set forth in Planning Commission Resolution No. 21727, and the Board
2 hereby incorporates such reasons herein by reference; and

3 WHEREAS, On April 17, 2025, the Historic Preservation Commission, by its Motion
4 494, approved a Certificate of Appropriateness for the Project, and on June 17, 2025, the
5 Board disapproved that decision and approved a Certificate of Appropriateness for the Project
6 with modified conditions; and

7 WHEREAS, On June 17, 2025, this Board held a duly noticed hearing to consider the
8 appeals of the Conditional Use Authorization, at which hearing the Board reviewed and
9 considered the Conditional Use Authorization, the appeal letters, the other written records
10 before the Board including the Planning Department's response to the appeals, and heard
11 testimony and received public comment regarding the Conditional Use Authorization; and

12 WHEREAS, Following the conclusion of the public hearing on June 17, 2025, the
13 Board voted to conditionally disapprove the decision of the Planning Commission and to
14 approve the requested Conditional Use Authorization with modified findings, subject to the
15 adoption of written findings by the Board, as reflected in Board of Supervisors Motion No.
16 M25-074; and

17 WHEREAS, In deciding the appeals, the Board considered the entire record before the
18 Board; now, therefore, be it

19 MOVED, That the Board finds that with the modified findings imposed by the Board at
20 the June 17, 2025 hearing, specifically, a revision to Finding 6(L) on page 8 of the
21 Commission's decision, which was modified to state: "Planning Department Preservation Staff
22 Review. The Commission finds that the overall size and intensity of the project as proposed
23 are critical to the programmatic viability of the project, and directed Planning staff to bring the
24 project back to the Commission as an informational item after Planning Preservation staff's
25 final review," the Project meets the requirements of Planning Code 303(c) for approval of the

1 Conditional Use Authorization, including but not limited to: that the Project is necessary or
2 desirable for, and compatible with, the neighborhood or the community, and that the Project
3 will not be detrimental to the health, safety, convenience or general welfare of persons
4 residing or working in the vicinity, or injurious to property, improvements or potential
5 development in the vicinity; this modification is also necessary so that the Conditional Use
6 Authorization is consistent with the Board's decision on June 17, 2025, to approve a
7 Certificate of Appropriateness for the Project with revised conditions (File No. 250564); and,
8 be it

9 FURTHER MOVED, That this revision is consistent with and supported by the Planning
10 Commission's findings of consistency with the General Plan, and Planning Code, Section
11 101.1, and the eight priority policy findings of Planning Code Section 101.1, and the Board
12 hereby incorporates these findings and adopts them as its own.